
10. HOUSING

The 1996 Midpoint Technology Park EIR concluded that the potential effects on the city's residents/job ratio and on citywide demands for new housing units (an additional demand for 418 units), including demands for affordable housing units (an additional demand for 197 units) represented a **significant unavoidable impact**. No mitigation specific to these impacts was adopted, and an associated Statement of Overriding Considerations pursuant to CEQA Guidelines section 15126.2(b) (Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented) was adopted by the City.

The 1996 EIR indicated that the proposed 1,010,658-square-foot Midpoint Technology Park would employ "an estimated 3,600 workers" at full buildout (1996 Draft EIR, chapter V, page 7), resulting in a square feet per employee ratio of approximately 280. Applying this ratio to the four project buildings, which total approximately 360,500 square feet in floor area, yields a subtotal of approximately 1,288 employees. As indicated in subsection 3.4.9 of this SEIR, the total anticipated maximum staffing of the proposed Stanford Outpatient Center on any given day would be approximately 670--i.e., approximately 538 fewer employees than anticipated in the 1996 EIR, resulting in a **reduced impact** on the city's resident/job ratio, citywide demands for new housing, and affordable housing.

In addition, the State of California Department of Housing and Community Development (HCD) has concluded that the *City of Redwood City Revised Draft Housing Element*, which included consideration of the 1996 EIR-identified employment total for the Midpoint Technology Park, "will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted with all revisions [*emphasis in original*] and submitted to this Department for review pursuant to Government Code Section 65585(g)."¹ The *Revised Draft Housing Element* states that the housing programs identified in the Element "can accommodate new residential development commensurate with the City's total regional housing need of 2,544 units."² Because this regional housing need total included housing demands generated by the Midpoint Technology job total anticipated in the 1996 EIR, the proposed Stanford Outpatient Center project would result in a reduction in this estimated regional housing need.

¹Cathy E. Creswell, Deputy Director, State of California Department of Housing and Community Development, Division of Housing Policy Development; letter to Michael Church, Planning Director, City of Redwood City, re. "Review of the City of Redwood City's Revised Housing Element"; March 4, 2004.

²Creswell.

